



GRASSROOTS
REALTY GROUP

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**19 Emberside Park
Cochrane, Alberta**

MLS # A2315683



\$499,000

Division:	Fireside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,416 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Walk-In Closet(s)		

Inclusions: n/a

Welcome to 19 Emberside Park – a beautifully finished townhome in the vibrant community of Fireside, Cochrane. This move-in ready home comes fully loaded with no condo fees, a double detached garage, full fencing, front and back landscaping, a concrete patio with BBQ gas line, all appliances, and all window coverings included. Immediate possession available. Everything you need to move in and enjoy from day one – without the ongoing cost of condo fees. A rare find in today's market.